

STAFF REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

Project Review Type

- Land Sale / Acquisition
 Change of Use
 Dedication
 Easement
 Rezone
 Land Division (CSM/Plat)
 Other: Planned Unit Development (PUD) – GDP/SIP

Property Information

Applicant/Authorized Agent	Greg Lee, Vierbicher Engineering		
Business Name	Enke Properties, LLC	Parcel Number(s)	276-1664-1000
Project Title	Stori Field Development		
Site Address	E. 5th St / N. Cedar St / Stori Dr Area, City of Richland Center		
Location Description	NW1/4, SE1/4, SEC16, T10N, R01E		
Zoning District	Current: R-1 Proposed: Planned Unit Development (PUD)		
Acreeage / Area Affected	Approximately 4.84 acres total (3.35 developable; 1.49 open space)		

Project Description

The applicant proposes to rezone the subject property to Planned Unit Development (PUD) and develop a residential duplex project consisting of eight (8) duplex buildings totaling sixteen (16) dwelling units. The development includes approximately 3.35 acres of developable land and 1.49 acres (~31%) of preserved open space. The included General Development Plan (GDP) establishes the overall layout, density, building placement, circulation, and integration of open space. The development is designed to provide moderate-density housing while maintaining compatibility with surrounding residential uses and efficiently utilizing existing municipal infrastructure.

Staff Review and Findings

Comprehensive Plan Alignment: YES NO

The proposed rezoning and Planned Unit Development are consistent with the Comprehensive Plan, including the Future Land Use Plan (pp. 45–49), which identifies the area for residential development. The request supports Plan goals related to expanding housing supply (p. 18), encouraging increased residential density and efficient land use (pp. 43–48), and utilizing flexible zoning tools such as Planned Unit Developments (pp. 41–43).

Public Works / Utilities / Zoning Input: ADEQUATE INADEQUATE

The site is served by existing municipal utilities, including public sanitary sewer, water, and other services. Stormwater will be managed through on-site facilities designed to meet applicable standards. The Planned Unit Development (PUD) allows for flexibility from standard zoning requirements, with development governed by the approved General Development Plan (GDP) and Specific Implementation Plan (SIP).

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Environmental / Site Conditions: SUITABLE UNSUITABLE

The site is suitable for development with no known environmental constraints that would prevent the proposed use. Open space and stormwater features are incorporated to address site conditions.

Staff Recommendation

Approve the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development, as presented.

Approve the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development, with the following conditions:

- **Conformance with Approved Plans** The development shall occur in substantial conformance with the approved Planned Unit Development (PUD), including the General Development Plan (GDP) and Specific Implementation Plan (SIP).
- **Compliance with City Standards** All public and private improvements, including utilities, stormwater management, grading, and roadway construction, shall comply with City standards and be subject to review and approval by the Director of Public Works.
- **Permits & Approvals** The applicant shall obtain all required local, state, and federal permits prior to construction.
- **Open Space Preservation** The designated open space shall be preserved and maintained as shown on the approved plans.

Deny the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development.